



## Administrative Permit

Legistar File Number: AP 26-055

June 17, 2026

**Introduced:** 6/9/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN260099 - ONG MICHAEL R & MARGARET S TRS**

Administrative hearing to consider after-the-fact construction of a 267 square foot Accessory Dwelling Unit.

**Project Location:** 25515 Hatton Road, Carmel

**Proposed CEQA Action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

### RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2: and
- b. Approve an After-the-Fact Coastal Administrative Permit and Design Approval to allow construction of a 267 square foot Accessory Dwelling Unit.

The attached draft Resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to the 5 conditions of approval attached to the Resolution.

### PROJECT INFORMATION

**Agent:** Erik Dyar

**Property Owner:** Michael R. Ong and Margaret S. Trs

**APN:** 009-211-015-000

**Parcel Size:** 23,901 square feet

**Zoning:** MDR/2-D(CZ)

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** Yes

### SUMMARY

Staff recommends approval of an After-the-Fact Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its finding, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, had no comments, and had no recommended conditions:

HCD-Engineering Services  
HCD - Environmental Services  
Environmental Health Bureau,  
Cypress Fire & Protection District.

Prepared by: Imani Harrigan, Assistant Planner, x5845

Reviewed and approved by: Fionna Jensen, Principal Planner

The following Attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations & Colors and Materials

Exhibit B - Vicinity Map

Cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Fionna Jensen, Principal Planner; Michael and Margaret Ong, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN260099